

TAHAWUS CENTER - APPLEBY FOUNDATION

GATEWAY RETAIL OPPORTUNITY

Call: 646-734-7151

Email: Tahawus@verizon.net

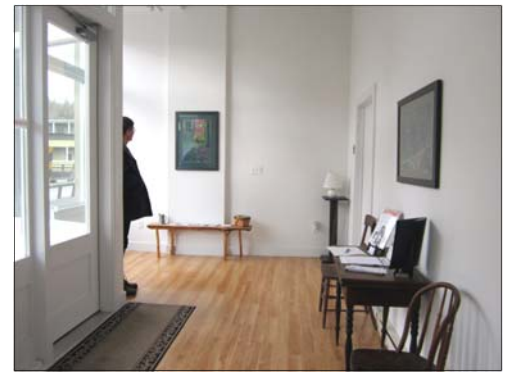


- **Location:** 14234 Rt 9N, Main Street, Au Sable Forks
- 600 sq. ft commercial space ground floor—including showroom 12x22 & interior room 18x22, shared utility hall, bathroom, kitchen, rear deck
- Up to 1000 sq ft. option raw space in basement. Entry from municipal parking lot; interior stair way to utility hall and ground floor.
- 11' historic tin ceilings
- The available commercial space can be used by single tenant, or as cooperative-shared space.
- Municipal water, sewer
- 35 min from Plattsburgh and Lake Placid. 20 min from Keene and Peru, 16 min from Wilmington.

CLASSIC RURAL TOWN CHARM IN THE ADIRONDACKS. Historic building, scenic situation along famed trout fishing Ausable River, Parking, and River access

- Suitable for commercial: General, Country or Hardware Store, Dry Goods; Unique eatery, Bakery, Coffee house; Luncheonette, Sporting Goods, Bike repair shop / Light manufacturing, / Farmers Cooperative Store, Showroom and Office combination, Event Rentals
- Convenient location on Main St / NYS Rte 9N business district, Au Sable Forks
- Municipal parking available adjacent and in rear of building for deliveries, convenient to County bus stop
- Classic historic building; active Main Street Revitalization effort. Owner-Tahawus Cultural Center, occupies upper two floors with separate entrance, and houses an Art Gallery, Event space, and Dance Studio

GATEWAY BUILDING OPPORTUNITY



14234 NYS Rt 9N, Main St Au Sable Forks

- 600 sq. ft commercial space on Main St. With *shared* bathroom, kitchen, rear exit to small deck, stairs to garden and parking lot
- Up to 1000 sq ft. additional raw space in basement. Entry from municipal parking lot; interior stair way up to utility hall and ground floor.
- 11' historic tin ceilings
- The commercial space can be used by single tenant, or as cooperative- shared space.
- Municipal water & sewer
- 35 min to Plattsburgh and to Lake Placid



Suited for commercial combinations: or General, Country or Hardware Store, Dry Goods, Unique Eatery, Sporting Goods/ Repairs, Rentals / Light manufacturing, Bakery / Farmers Market, Showroom, Offices.

Previous occupants: 2011-15

Windows of Change Gallery and Tea Time Antiques

646-734-7151

ADDITIONAL SHORT TERM SPACE in art gallery and dance studio available on 2nd and 3rd floors. Suitable for Meetings, Workshops, and Ongoing Classes.

